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James Freas
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PUBLIC HEARING/WORKING SESSION MEMORANDUM

DATE: November 27, 2015
MEETING DATE: December 1, 2015
TO: Land Use Committee of the Board of Aldermen
FROM: James Freas, Acting Director of Planning and Development
Alexandra Ananth, Chief Planner for Current Planning
Stephen Pantalone, Senior Planner
CC: Petitioner

In response to questions raised at the Land Use Committee public hearing, and/or staff technical reviews, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #480-14(3)

283 Melrose Street

Request for Special Permit/Site Plan Approval to restore and expand an existing structure known as the Turtle Lane Playhouse with office space above, to provide a mixed use building with an addition containing four dwelling units at street level and above, and a second building containing a 16-unit multi-family structure with a below grade parking garage for 27 cars.

The Land Use Committee (the "Committee") held a public hearing on March 6, 2015, May 19, 2015, June 23, 2015, and November 17, 2015, which was held open so that the petitioner could respond to questions/concerns that were raised in the Planning Department's memorandum and at the public hearing by the Committee and the public. This memo reflects additional information submitted by the petitioner and additional analysis completed by the Planning Department.

Engineering Plans

The Planning Department and Engineering Division of the Department of Public Works met with the petitioner to discuss the items noted in the Engineering Memorandum dated November 5, 2015 and in the letter from Mr. Kaplan's engineer RJ O'Connell and Associates Inc. dated November 16, 2015. The petitioner submitted revised engineering plans in response to the items requested by the Engineering Division; however the Engineering Division requested additional modifications to some of those plans after its initial review, and therefore an Engineering Review Memorandum has not been completed as of the date of this memorandum.

At this point in time it is unclear as to whether the Engineering Division will be able to provide the level of approval of the plans that the Committee is seeking prior to the public hearing scheduled on December 1. The Planning Department posted the plans submitted by the petitioner on the website with the understanding that the Engineering Division has requested modifications. The Planning Department notes that it received an email from the Fire Department and a stamped site plan with their approval of the site access and turning template.

Additional Information Required

The Planning Department identified three non-engineering questions that were raised by the Committee at the public hearing. The Planning Department asked the petitioner to address these questions but no written response has been submitted as of the completion of this memorandum.

- The Committee asked the petitioner to quantify the reduction in the size of the building and the Planning Department also suggested the petitioner show it graphically on a site plan.
- The Committee asked for confirmation of the proposed hours of operation of the theatre.
- The Committee asked for details on the impact of the adverse possession claim, which the petitioner has indicated would affect the setback.

The petitioner has also not received a final sign-off from the Engineering Division, as requested by the Committee. Based on these outstanding items the Planning Department recommends that the public hearing be continued or that the petitioner withdraws and refile for the January public hearing so that all questions can be addressed in advance of a public hearing.